



Stourbank Nurseries, Ham Lane  
Wimborne, Dorset, BH21 7LS



# FREEHOLD PRICE

## £435,000

***“A large family home, with a 140 ft garden enjoying a delightful rural location overlooking fields”***

This recently modernised and generous sized four bedroom, three reception room semi-detached family home has a 140ft south facing rear garden, a detached double garage and generous off-road parking. Enjoying a delightful rural location adjoining open fields with wonderful open views.

This fantastic family home is tucked away in a peaceful yet convenient rural location within easy reach of both Ferndown and Wimborne and falling within the Hampreston School catchment. The property is also offered with no onward chain.

- Large **entrance porch**
- **Entrance hall** with oak flooring
- Recently **refitted kitchen**, beautifully finished with extensive granite work surfaces and an inset one and a half bowl Franke stainless steel sink unit with rinse hose, recess for a Range cooker with extractor canopy above, space for an American style fridge/freezer, integrated Bosch dishwasher, tiled floor with underfloor heating, a double glazed window overlooking the private south facing rear garden and sliding patio doors leading out to the conservatory
- **Utility room** which has also been refitted to match the kitchen incorporating granite work surfaces and an inset Franke sink with rinse hose, a tiled floor, underfloor heating and a double glazed door leading outside
- **Conservatory** with a tiled floor overlooking the rear garden
- Large separate **dining room** with bi-fold internal doors into the lounge
- Cosy **lounge** with a door into the study
- **Study** with a double glazed window to the front aspect and a large cupboard housing a floor standing oil-fired boiler
- Spacious refitted **cloakroom/shower room** finished in a stylish white suite to incorporate a good sized corner shower cubicle, chrome raindrop shower head with separate shower attachment, wall-mounted mounted wash hand basin with vanity storage beneath and wc
- 19ft x 10ft L-shaped landing
- **Bedroom one** is a large double bedroom enjoying a dual aspect, with glorious views over the adjoining countryside
- **Bedroom two** is also a large double bedroom benefiting from three fitted double wardrobes and a bay window offering glorious views over the rear garden and adjoining fields
- **Bedroom three** is a double bedroom with a double glazed window to the front aspect
- **Bedroom four** is a small single bedroom/nursery with a double glazed window to the front aspect
- Family **bathroom/shower room** recently refitted in a contemporary white suite to incorporate a panelled bath, separate shower cubicle, wc, and wash hand basin with vanity storage beneath
- Approximately 140ft x 30ft fully enclosed **rear garden** which is without doubt a superb feature of the property as it faces a **southerly aspect**, offers a good degree of privacy and is adjoins an open field. Adjacent to the rear of the property there is a large paved patio area along with a timber constructed **workshop/shed**, whilst the remainder of the garden is predominately laid to lawn with a play area at the far end
- Front gravelled driveway providing **generous off-road parking** for several vehicles, which in turn leads up to a detached double garage
- Detached **double garage** with an up and over door, light, power and windows
- Further benefits include double glazing replaced in 2017 and an oil-fired central heating system
- Offered with **no onward chain**

The market town of Wimborne and Ferndown's town centre are located approximately 2.5 miles away, both of which offer an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: E**

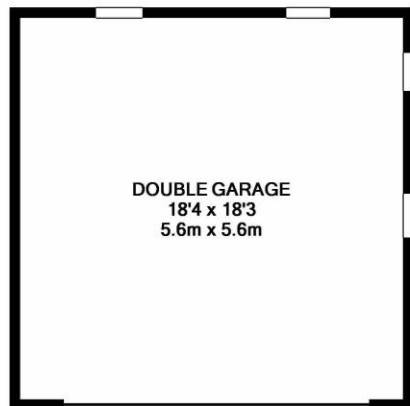
**EPC RATING: F**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

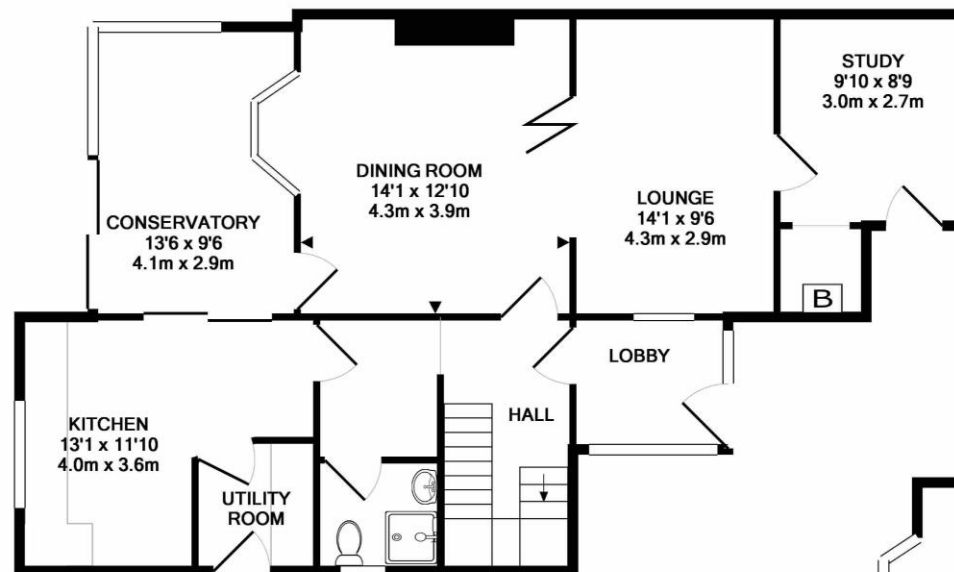




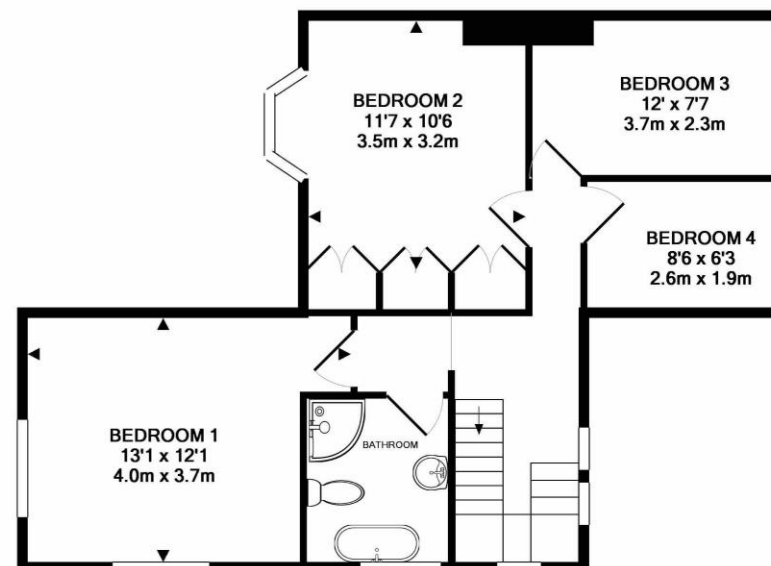




NOT LOCATED IN THE EXACT POSITION  
APPROX. FLOOR  
AREA 334 SQ.FT.  
(31.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 888 SQ.FT.  
(82.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 619 SQ.FT.  
(57.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1840 SQ.FT. (171.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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